



Charles Wright

PROPERTIES

Selling Properties the Wright Way



16 The Circle

Great Blakenham, Ipswich, IP6 0FE

Guide price £335,000



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Description

A well presented three-bedroom detached family home benefitting from a new high specification kitchen, air conditioning, professionally landscaped rear garden, garage and driveway. Inside the accommodation comprises of an entrance hall, sitting room with double doors to the garden, stunning kitchen/dining room with further double doors to the garden, quartz worktops, Neff appliances and Amtico LVT flooring, utility with quartz worktops and a cloakroom on the ground floor complimented by a spacious landing upstairs, a master bedroom with ensuite shower room, family bathroom and two further bedrooms.

Location

Great Blakenham is a village located approximately 6 miles from Ipswich and provides excellent access to A12/A14 commuter links, regular bus services and amenities. The neighbouring village of Claydon offers a wide range of amenities including a co op, one stop shop, bakery, hairdressers, travel shop, The Crown and Greyhound both public houses. Claydon also has a primary and secondary school along with a park and village hall.

Entrance hall

Double glazed door to front, doors to ground floor accommodation, stairflight to the first floor, radiator and Amtico LVT flooring.

Kitchen/dining room

17' x 10 (5.18m x 3.05m)

Double glazed window to front and double doors to rear, matching eye level and base units with quartz worktops above, integrated Neff appliances include

an oven with microwave above, induction hob with extractor above, dishwasher and fridge/freezer. Radiator and Amtico LVT flooring.

Utility room

6'03 x 4'09 (1.91m x 1.45m)

Double glazed window to rear, base units with quartz worktops above, plumbing for a washing machine, combination gas boiler, under stair cupboard, radiator and Amtico LVT flooring.

Sitting room

17 x 10 (5.18m x 3.05m)

Double glazed window to front and double doors to rear, radiator, air conditioning and carpet flooring.

Cloakroom

4'11 x 3'01 (1.50m x 0.94m)

Low level wc, wall mounted wash basin, radiator and Amtico LVT flooring.

First floor landing

Double glazed window to rear, doors to first floor rooms, radiator, storage cupboard and carpet flooring

Bedroom one

11'05 x 10'05 (3.48m x 3.18m)

Double glazed window to front, radiator, door to ensuite, double sliding mirrored wardrobes and carpet flooring.

Ensuite

6'05 x 3'10 (1.96m x 1.17m)

Double glazed window to front, walk in shower cubicle, low level wc, pedestal wash basin, heated towel rail and tiled flooring.

Bedroom two

10'02 x 9'02 (3.10m x 2.79m)

Double glazed window to front, above stairs storage cupboard, loft access, radiator and carpet flooring.

Bedroom three

7'06 x 7'00 (2.29m x 2.13m)

Double glazed window to rear, radiator and carpet flooring.

Bathroom

6'04 x 5'06 (1.93m x 1.68m)

Double glazed window to rear, panelled bath with shower attachment above, pedestal wash basin, low level wc, heated towel rail and tiled flooring.

Outside and gardens

A shingled front garden is enclosed by hedging with a path leading to the front door. The rear garden has been beautifully landscaped with a large sandstone patio, an Astroturf lawn and decking area creating an ideal space for entertaining. The garage and driveway is situated to the rear of the garden, the garage has up and over doors, side access and power/lighting.

Services

We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold

EPC rating: B

Council tax band: D



Road Map



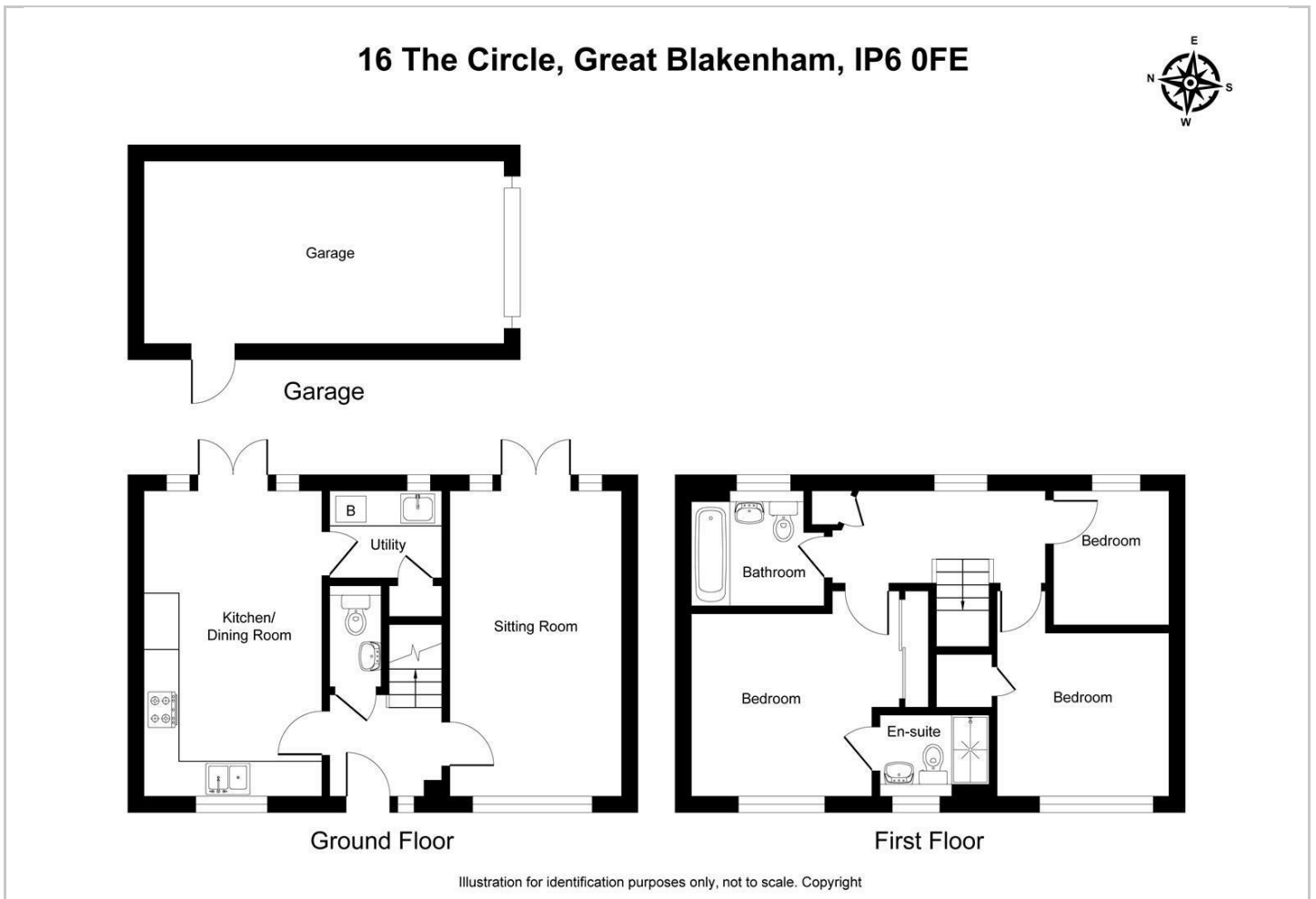
Hybrid Map



Terrain Map



Floor Plan

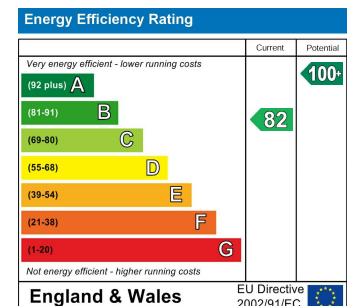


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk